

WARRANTY DEED

KENITH DEAN DICKSON
GRANTOR

To

CHARLES E. CALLIS and wife, CECELIA R. CALLIS
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, KENITH DEAN DICKSON, the undersigned Grantor, does hereby sell, convey, and warrant unto the above Grantees, CHARLES E. CALLIS and wife, CECELIA R. CALLIS, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 490, Section D, Buena Vista Lakes Subdivision, in Sections 13 and 14, Township 4 South, Range 8 West, DeSoto County, Mississippi, as shown on plat appearing of record in Plat Book 5, Pages 40-43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Kenith Dean Dickson in favor of Cameron-Brown Company, dated May 31, 1985, and recorded in Book 341, Page 286, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$39,617.33, and Grantees take subject to said loan.

Grantor hereby authorizes the transfer of this loan from his name into Grantees' names and Grantor hereby sets over and assigns unto Grantees without charge all escrow funds now held by First Union Mortgage Company in connection with loan made by Cameron-Brown Company on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record, including limitations, covenants, and restrictions setforth in Warranty Deed recorded in Book 167, Page 311, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1988.

WITNESS the signature of the Grantor this the 26th day of February, 1988.


KENITH DEAN DICKSON

STATE OF MISSISSIPPI


COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named KENITH DEAN DICKSON, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 26th day of February,



My Commission expires:
November 28, 1991


Notary Public
Filed @ 10:40 A.M. 29 Feb, 1988
Recorded in Book 202 page 389
W. E. Davis, Chancery Clerk

Grantor's Address: 2854 Mendenhall, Apt. 2, Memphis, TN 38115 744-9239

Grantees' Address: 116 Dixie Hills Drive, Hernando, MS 38632 368-1542